

CITY OF SAN JOSÉ, CALIFORNIA  
Department of Planning, Building and Code Enforcement  
801 North First Street, Room 400  
San José, California 95110-1795

Hearing Date/Agenda Number  
PC: 08/11/04 Item :3.e.

File Number  
PDC04-061

Application Type  
Planned Development (PD) Rezoning

Council SNI  
3 13<sup>th</sup> Street

Planning Area  
Central

Assessor's Parcel Number(s)  
249-48-058

## STAFF REPORT

### PROJECT DESCRIPTION

Completed by: Sally Notthoff Zarnowitz

Location: The east side of N. Fourth Street, approximately 170 feet northerly of Washington Street.

Gross Acreage: 0.13 Net Acreage: 0.13 Net Density: 8 DU/AC

Existing Zoning: LI Light Industrial Existing Use: vacant

Proposed Zoning: A(PD) Planned Development Proposed Use: single-family residential

### GENERAL PLAN

Completed by: SNZ

Land Use/Transportation Diagram Designation  
Medium Density Residential (8-16 DU/AC)

Project Conformance:  
 Yes  No  
 See Analysis and Recommendations

### SURROUNDING LAND USES AND ZONING

Completed by: SNZ

North: Light Industrial (Lumber yard) LI Light Industrial

East: Single-family Residential LI Light Industrial

South: Single-Family Residential LI Light Industrial

West: Community Center LI Light Industrial

### ENVIRONMENTAL STATUS

Completed by: SNZ

Environmental Impact Report found complete  
 Negative Declaration circulated on  
 Negative Declaration adopted on

Exempt  
 Environmental Review Incomplete

### FILE HISTORY

Completed by: SNZ

Annexation Title: Original City

Date: 3/27/1850

### PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval  
 Approval with Conditions  
 Denial

Date \_\_\_\_\_

Approved by: \_\_\_\_\_  
 Action  
 Recommendation

### OWNER / DEVELOPER

Neighborhood Housing Services Silicon Valley  
1156 N. Fourth Street  
San Jose CA 95110

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**PUBLIC AGENCY COMMENTS RECEIVED**

Completed by: SNZ

Department of Public Works

See attached Memorandum

Other Departments and Agencies

See attached Fire Department Memorandum

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**GENERAL CORRESPONDENCE**

None

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**ANALYSIS AND RECOMMENDATIONS****BACKGROUND**

The owner and developer, Neighborhood Housing Services, is requesting a Planned Development rezoning of the subject 0.13 gross-acre site from LI Light Industrial to A(PD) Planned Development Zoning District to allow one single-family detached historic residence (507 Almaden Ave.) to be relocated to the subject site. The triangular shaped site, which is located on the east side of North Fourth Street, approximately 170 feet northerly of Washington Street, has a San José 2020 General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC) and is surrounded by a community center, light industrial and residential uses.

Sobrato Development Companies, requested a Conditional Use Permit (RCP03-011) to develop an off-site surface parking lot located at the northwest corner of Almaden Avenue and Woz Way for use by the future tenant of the Sobrato Office Tower. The residence currently located on the proposed parking lot site (507 Almaden Avenue) was determined to be eligible for the California Register. On May 26, 2004, the Planning Commission certified the Almaden Avenue Parking Lot and Landscape Buffer EIR, adopted findings and a statement of overriding considerations, and approved the Conditional Use Permit, with conditions, allowing removal of the subject structure. The Conditional Use Permit included a condition providing time for the developer to work with a third party to relocate the house in San Jose. The developer was required to offer a dollar amount equal to the estimated cost of demolition as certified by a licensed contractor to the recipient of the building. The third party was allowed 90 days to complete relocation efforts. If after 90 days the relocation process was not complete, the Director of Planning could determine whether good faith efforts had been made to move the house. In an effort to preserve the structure, a resident of the Market Almaden neighborhood, Melonee Hawkins, contacted perspective parties interested in relocating the structure.

Neighborhood Housing Services purchased the vacant North Fourth Street site specifically for the relocation of the 507 Almaden Avenue residence. The applicant has filed a Planned Development Rezoning, PD Permit and Historic Preservation Permit to facilitate the relocation of the historic residence onto the irregularly shaped lot. The Historic Landmarks Commission (HLC) recommended approval of the Historic Preservation Permit (HP04-005) at the August 4, 2004 HLC hearing. The Planned Development Rezoning will be considered at the August 17, 2004 City Council Hearing.

## **Project Description**

This project proposes to relocate the historic two-story Italianate residence from the Almaden Avenue site to the North Fourth Street site, maintain its orientation to the street, repair and replace wood siding where necessary, repair wood windows, replace roofing with compatible materials, remove non-compatible front porch and rear addition and add a new compatible front porch and steps and detached garage. This information will be required to be included prior to the Planning Commission Hearing.

## **HISTORIC RESOURCE DESCRIPTION**

The residence currently located at 507 Almaden Avenue has been found to be eligible for the California Register for its architecture. The following information is included in the Department of Parks and Recreation evaluation form (see attached). The two-story circa 1880 Italianate style residence has a low slope roof and a prominent front parapet. The wide cornice on the front façade is framed with molding and supported by brackets. The building is clad with channel rustic drop siding, framed with quoins at the corners. The asymmetrical façade has a two-story angled bay on the south and a single-story entry porch on the north. The entry porch retains many of its original features such as decorative bracketing, square porch columns and transom windows above the front door. The porch rails and balustrade are recently added features. The windows are one-over-one double hung sash, set with casing edged with molding and topped by capitals. The house has a one-story addition in the rear that was not constructed at the same time as the main house. The house is slightly raised above grade behind a shallow entry yard.

## **ENVIRONMENTAL REVIEW**

The environmental impacts of this project were analyzed as a part of the Almaden Avenue Parking Lot and Landscape Buffer EIR, Planning Commission Resolution Number 04-051.

## **GENERAL PLAN CONFORMANCE**

This proposed relocation of a single-family residence on a 0.13 gross-acre site is consistent with the site's General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC). This density allows for a mixture of detached and attached residential units. The relocation and rehabilitation of this historic site within the Hensley Historic District is also consistent with the General Plan Historic, Archaeological and Cultural Resources Goal of preserving historically significant sites, structures and districts in order to promote a greater sense of awareness and community identity and to enhance the quality of urban living.

## **ANALYSIS**

The key issue associated with this rezoning is land use compatibility. The project proposes to relocate an existing historic house (507 Almaden Avenue) from the Market Almaden neighborhood to a site within the Hensley Historic District. The proposed zoning incorporates development standards that provide for reduced front, rear and accessory structure setbacks from the R-1-8 Residence district standards. These development

standards will provide the flexibility to allow the 507 Almaden Avenue residence to be located in a historically compatible neighborhood, maintain the same orientation as it had historically, and incorporate off-street parking within a detached garage.

The reduced front setbacks for both the main structure and the detached garage will be consistent with the range of setbacks found in the Hensley Historic District neighborhood. The minimal rear setback will allow the house to be sited on the irregular triangular site while complying with building codes and maintaining the structure. The concurrently filed Planned Development Permit and Historic Preservation Permit will provide an opportunity for thorough design review for conformance with the *Your Old House Guide for Preserving San Jose Homes* design guidelines and the *Secretary of the Interior's Standards for Rehabilitation*, on which *Your Old House* is based for any proposed alterations to the structure. Based on this analysis, staff has concluded that the proposed rezoning is compatible with the surrounding neighborhood and consistent with the City's single-family residential development standards.

### **COMMUNITY OUTREACH**

Notices of the public hearings before the Historic Landmarks Commission, Planning Commission and City Council were published, posted on the City of San José web site and distributed to the owners and tenants of all properties located within 500 feet of the project site and staff has been available to discuss the project with members of the public. In addition, notices were published, posted on the City of San José web site and distributed to the owners and tenants of all properties located within 500 feet of the 507 Almaden Avenue site prior to the May, 2004 Planning Commission hearing on the Conditional Use Permit (RCP03-011).

### **RECOMMENDATION**

Planning staff recommends that the Planning Commission forward a recommendation to the City Council to approve the subject rezoning for the following reasons:

The proposed project is consistent with the San José 2020 General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC) and furthers the Goals and Policies of the General Plan relative to Historic Resources.

The proposed rezoning is compatible with existing and proposed uses on the neighboring properties.

Attachments:   Map  
                  Agency Memos  
                  DPR Evaluation form  
                  Photograph  
                  Plan set